

Rosedale Tax Increment Reinvestment Zone #2

Status Report



Background

- **Designated:** December 17, 1998
- **Termination Date:** September 30, 2019
- **Developer Initiated**
- **Location:** General McMullen and West Commerce along Apache Creek
- **Developer:** San Antonio Alternative Housing Corp.
- **Average Sales Price of Home:** \$55,000.00 - \$70,000.00
- **City Council District:** 5
- **Local School District:** Edgewood ISD
- **Bexar County Precinct:** 2
- **State Representative District(s):** 116 & 125
- **State Senator District:** 26
- **Proposed Developments:** 64 single-family units, 120 multi-family units, 1 acre commercial development, and a linear park (2005)
- **Zone Term:** 20.09 Years
- **Participating Taxing Entities:** City of San Antonio, Bexar County, University Health System, Edgewood ISD and Alamo Community College District
- **Size:** 30.396 Acres
- **Base Value:** \$453,300.00
- **Current Value of Zone:** \$7,852,510
- **Linear Park scheduled for 2008**
- **Amount Paid to Developer:** \$1,022,405.05
- **Balance Due:** \$0.00

Construction Schedule

Year	Phase	Proposed Development		Actual Development	
		Single-Family	Multi-Family	Single-Family	Multi-Family
1998	I		90		92
1999	II	64	30	62	Replatted 30 multi-family units converted to 5 single-family units
2000	III	0	0	0	0
2001	IV	0	0	0	0
2002	V	0	0	0	0
2003	VI	5	0	5	0
2004	VII	0	5	0	5
Total		69	125	67	102

Participation Summary					
Taxing Entities	COSA	Bexar County	University Health System	Edgewood ISD	ACCD
Participation Rate	100%	100%	100%	90%	100%
Maximum Dollar Contribution	\$407,607	\$240,371	\$171,446	\$1,033,477	\$78,387
Contribution to Date	\$317,301.00	\$172,252.00	\$134,689.00	\$695,815.00	\$64,782.00

Pending items: Linear Park groundbreaking ceremony Dec 09. 90% of iron fence is complete.